
Non-Technical Summary – July 2021
Former SAPPI Paper Mill, Blackburn: Environmental Permit Application

The Arley Consulting Company Limited (TACCL) has been commissioned by Blackburn Waterside Regeneration Limited (BWR) to prepare a bespoke recovery permit application for land at the former SAPPI paper mill, Blackburn, Lancashire.

The site comprises an area of brownfield land which previously housed two paper mills (Star Mill and Sun Mill). Paper operations ceased in 2008 and all mill buildings have been demolished and cleared. Outline planning permission (Ref 10/15/0496) has been granted by Blackburn with Darwen Borough Council (BDBC) for the redevelopment of the site for a mixed residential and commercial use up to a maximum of:

- 500 dwellings
- 3,224 m² of B1a employment use
- 9,192 m² B1c employment use
- 333 m² commercial use
- 1110 m² community building, landscaping and open space

As part of the development, importation of material is required to raise the level of the valley floor to provide a suitable level building platform. In addition, the Sun Reservoir will be decommissioned as recommended by the panel engineer. It is proposed to partially infill this reservoir following decommissioning to reduce the risks associated with impounding large volumes of water.

The engineering works have been partially completed using material imported under the CL:AIRE Definition of Waste Code of Practise, but further works are required to prepare the site for future development.

It is proposed to create a level building platform to enable construction of houses in Phase 4A and to partially infill the Sun Reservoir so that it can be decommissioned to remove it from the requirements of the Reservoirs Act. A total of 200,432 m³ of fill will be required to achieve this.

A Waste Recovery Plan (WRP) was submitted to the Environment Agency (EA) in September 2020 as pre-application to a bespoke permit application. The EA accepted that the proposed activity was 'recovery' in advice dated 30 October 2020.

Proposed waste types comprise of inert construction and demolition waste only such as soil and hardcore. Waste acceptance criteria have been developed to control inputs. The specification for soil from brownfield sites is that it must meet inert landfill waste acceptance criteria. For waste deposited in areas for future residential use, the soil must also meet residential assessment criteria.

The application includes hydrogeological risk assessment (HRA) which has assessed the risks to the water environment from depositing waste on site. It concluded that the operation would not pose a risk due to the low risk waste types and that site investigation has shown that the imported waste would be 'cleaner' than the existing background conditions.

Non-Technical Summary – July 2021
Former SAPPI Paper Mill, Blackburn: Environmental Permit Application

A general risk assessment has also been carried out to assess the risk to the environment from the proposed operations. This considered impacts such as noise, dust generation, mud on the road, uncontrolled surface run-off and accidents. The risk assessment highlighted control and mitigation measures to be implemented to reduce the risks to the surrounding land and neighbours.

A site specific dust management plan has been produced to control dust generation and emissions. A noise impact assessment has also been carried out with recommendations for mitigation to reduce the impact on the closest residents. All other mitigation measures will be enacted through the Environmental Management System.

Once the infill is complete the site will be made ready for ongoing development and the permit will be surrendered.

